

City of Eugene, Low Income Housing and Homelessness *FAST FACTS*

HOMELESSNESS *“Hardworking people should be able to afford housing and still have money left for basic necessities.”*

7,666	Number of homeless <i>individuals</i> who received social services in Lane County or health care at Springfield’s Riverstone Clinic in 2005-06.
1,600	Number of individuals who actually received emergency shelter or housing assistance in Lane County in 2005-06.
1,906	Number of homeless children enrolled in Lane County schools in 2005-06. About half are in Eugene.
1,100	Number of homeless and runaway youth seen by Looking Glass in 2005-06.
2,296	Number of homeless people counted during the January 25, 2007 <u>one-night shelter and street count</u> in Lane County. 594 people were unsheltered.
12%	Percentage of the 38,000 Lane County Veterans who are homeless (4,560).
95%	Percentage of local homeless households who receive services who are from this community.
16%	Percentage of Lane County homeless who are “chronic” under the federal definition (continually homeless for a year or more or 4 episodes of homelessness in the past 3 years and an unaccompanied homeless person with a disabling condition.) Nationally about 10% all homeless people are chronic.
11%	Percentage of families who request emergency shelter who receive it during the same month as their request.
5,000	Number of domestic violence calls made to Womenspace each year. Each call represents a person who becomes potentially displaced or homeless. Womenspace has 15 shelter beds.

HIDDEN COSTS OF HOMELESSNESS *“Housing gives people a chance to build better lives. To succeed you need a place to call home.”*

\$362	Hospital emergency room services daily average cost per visit. (Peace Health).
\$858	Johnson Unit Psychiatric Unit average daily shelter cost per bed.
\$189	Buckley House detoxification daily average cost per bed. (3-4 days alcohol detox; 4-5 days heroin detox)
\$359	Lane County Jail average daily cost, including \$126 for shelter, food, processing and transport and \$233 for the cost of arrest on warrant, jail book-in, and custody.

HOUSING *“It’s only fair that everyone has a safe, decent place to live.”*

20,000	Number of households in Eugene and Springfield area that are <i>eligible</i> for subsidized housing, according to the 2000 census. This number doubled from the 1990 census.
4,500	Number of households in Eugene and Springfield area that <i>receive</i> a housing subsidy.
\$626.00	Monthly cost of an average pre-1988 two-bedroom rental in Eugene. The average cost for a newer two-bedroom rental is \$804. For a new three bedroom it’s \$967. (Source of data: Duncan & Brown Real Estate Analysis, November 2005. The Fall 2006 survey doesn’t report specific rent levels but notes that rents have risen \$10-40 per month.)
<1%	Overall vacancy rate in Eugene-Springfield (when 3 new and not fully leased complexes are removed from the survey. If these are included the rate is 2.04%). This is the lowest since 1994. Vacancies rate by type: studio is 1.05%, 1 bedroom is 1.11%, 2 bedrooms is 2.13%. As a result, rents are rising and lower income households with credit barriers or the inability to pay up-front costs find housing even more challenging. (Source of data: Duncan & Brown Real Estate Analysis, Fall 2006)
\$405.60	Affordable rent for a <i>one-person</i> household earning full time minimum wage (\$7.80/hr.), including utilities, if 30% of household income is allocated for housing.
\$16,224	Annual gross income for a minimum wage full-time worker (\$7.80/hr.). This is 41% of area median income.
\$49,326	Area median income for a 3 person household. Very-low-income is 50%: \$24,600. (Census August 2006).
\$24,000	Typical per-unit local subsidy for new construction of very-low-income rental housing (including federal CDBG and HOME grant funds, fee contributions, and Lane County Road funds. Subsidies on projects range from as low as \$7,000 per unit to as high as \$50,000 per unit.)
\$2.19	Subsidy per unit/per day when averaged over 30 years at a \$24,000 local subsidy. For the average 3 person household this is 67¢ per person. Projects remain viable much longer than 30 years.
\$200,000+	Cost of a typical acre of medium density zoned land (R2) in Eugene. In 1999 an acre would sell for \$100,000; in 1994, \$40,000 and in 1990 it was hard to find a buyer at \$20,000. Now it is hard to find an acre to purchase.
1,567	Number of subsidized housing units built, acquired, or in advanced planning in Eugene since 1989.
2,000+	Number of housing units rehabilitated with City of Eugene loan support since 1989.
\$10,000+	Typical cost to rehabilitate a housing unit through Eugene’s loan program.

For More Information: Richie Weinman, City of Eugene Planning and Development Department
99 W. 10th Ave. Eugene, Or 97401; 541 682-5533 richie.d.weinman@ci.eugene.or.us [May 22, 2007]

